

**CITY OF BRIDGEPORT
CONTRACTS COMMITTEE
TUESDAY, JULY 9, 2013
6:00 PM**

ATTENDANCE: Co-chair Silva; Council members: Brannelly, dePara
Council President McCarthy (sat in to make a quorum)

OTHER(s): Elaine Carvalho, Tax Assessor

Co-chair Silva called the meeting to order at 6:20 pm.

Approval of Committee Minutes of June 11, 2013.

**** COUNCIL MEMBER BRANNELLY MOVED TO ACCEPT THE MINUTES**

**** COUNCIL MEMBER dePARA SECONDED**

**** MOTION PASSED UNANIMOUSLY**

The agenda was taken out of order as follows:

102-12 Proposed Agreement with Vision Government Solutions, Inc. for the Reappraisal and Revaluation of Taxable Real and Exempt Property located within the corporate limits of Bridgeport.

Elaine Carvalho, Tax Assessor City of Bridgeport came forward to present the item
- *she distributed two documents for reference purposes.*

**** COUNCIL MEMBER BRANNELLY MOVED TO ENTER THE
CONTRACT EXHIBIT-A-7-9-13 and EXHIBIT-B-7-9-13 VISION
GOVERNMENT SOLUTIONS PROPOSAL BOOKLET INTO THE
RECORD**

**** COUNCIL MEMBER dePARA SECONDED**

**** MOTION**

Ms. Carvalho stated that the contract pertained to the statistical grand list for 2013. She explained that it needs to be done every five years and the full revaluation is done every ten years. She further explained that where they visit every single parcel, a statistical grand list is compiled showing the sales that took place every 18-months prior to April 2013. She stated that they will inspect all the sales that took place during that time and analyze them. However, the sales don't reflect foreclosures and they will only use real sales to analyze trends in the neighborhood broken down by approximately thirty different, but comparable areas. She added that October 1, 2013 was the tax date.

Council President McCarthy asked if there was a map or guide available for the areas she referred to. Ms. Carvalho said Vision Government Solutions appraisers consult with the city's appraisers and create the neighborhoods together. She added that's how they determine the land value.

Council President McCarthy asked if the city council members could receive a copy of the neighborhoods and perhaps hold a session with the representatives from Vision Government Solutions. Ms. Carvalho replied that a session could be scheduled.

Council President asked when the map will be done. Ms. Carvalho said she expected the map to be done into the process of creating the neighborhoods.

Council member dePara asked why foreclosures aren't included in the sales. Ms. Carvalho clarified that the state doesn't use them either when determining values from municipalities. She explained that for each sale, they have to qualify or disqualify the sale.

Council member dePara questioned if not factoring foreclosures in, does that artificially inflate the assessment. Ms. Carvalho reiterated that's not the way of assessing in Connecticut; so they don't consider foreclosures.

Ms. Carvalho stated there was a map in the Tax Assessor's office that denotes the land values that have been assessed in the past.

Council member dePara asked what the value would be for a full revaluation. Ms. Carvalho said it would probably cost millions, noting that Vision Government Solutions was the lowest bid.

Council member dePara asked if funds were in the department's budget for this item. Ms. Carvalho said she wasn't sure and stated that she would need to check

with the Finance Director. Council President McCarthy said he thought that the funds were put into reserve for revaluation this year.

Council President McCarthy asked if the proposal went out for a full bid. Ms. Carvalho said yes and there were only two (2) bidders.

Council President McCarthy asked who the other bidder was. Ms. Carvalho said the other bidder was Tyler and their bid came in at \$432,100.00.

Council President McCarthy asked if it was true that there aren't many companies that do this type of work. Ms. Carvalho stated that three firms responded and one firm was disqualified because they responded too late. She noted that Vision Government Solutions has done this type of work since 2007.

Council President McCarthy asked Ms. Carvalho what her impression of Vision Government Solutions was. Ms. Carvalho responded that they're a stand up company and very professional.

Council President McCarthy questioned which company Hartford, Waterbury and Stamford used. Ms. Carvalho said that information was outlined in booklet. She added that Vision Government Solutions is the widely used company.

Council member Brannelly asked if anything differed from the last contract. Ms. Carvalho said she didn't see the last contract. However, the city attorney's office reviewed the contract and approved it.

Council member Brannelly referred to page 8 and read -paragraph 3.3.3-A of the contract, to point out a possible typo related to the year. Ms. Carvalho clarified that the year that was outlined was a typo and that it should read 2013-2014. She further clarified that page-26 outlined the correct project schedule dates with the exception of the start date of 6/1/13.

Council President McCarthy asked if she was looking to have the contract approved for the August 1, 2013 city council meeting. He noted that there should be plenty of time for the attorney to correct the date errors. Ms. Carvalho said she was confident that the corrections would be done by August 1.

Council President McCarthy said she might obtain committee approval with a proviso that the item will be tabled for the purpose of scheduling a special meeting on August 1, 2013 and then adding the item to the council agenda that night.

Council member Brannelly commented that not including foreclosures is the other side of the coin. In that, if foreclosures were included, it drags down the value of a home.

Council member dePara requested some further research on identifying where the funds were coming from for the proposal. Co-chair Silva responded that the request would be submitted.

Council President McCarthy commented that whoever the attorney is should be present on the night of the special meeting.

**** COUNCIL MEMBER McCARTHY MOVED TO TABLE**

**** COUNCIL MEMBER BRANNELLY SECONDED**

**** MOTION PASSED UNANIMOUSLY**

12-12 Proposed Approval of a Consultant for the Bridgeport Public Library Facilities Master Planning Services.

Co-chair Silva stated that a representative from the library wasn't present.

**** COUNCIL PRESIDENT McCARTHY MOVED TO TABLE**

**** COUNCIL MEMBER BRANNELLY SECONDED**

**** MOTION PASSED UNANIMOUSLY**

ADJOURNED

**** COUNCIL MEMBER BRANNELLY MOVED TO ADJOURN**

**** COUNCIL MEMBER dePARA SECONDED**

**** MOTION PASSED UNANIMOUSLY**

The meeting was adjourned at 6:45 pm.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services